

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Westpark ~~District~~ Survey District Inventory Number: B-5099
Address: Includes Nottingham, Lindsay, Westpark Way, Briarclift, Milyer, E side Cook's Lane Historic district: X yes ☐ no ☐
City: Baltimore Zip Code: 21229 County: Baltimore City
USGS Quadrangle(s): Baltimore West
Property Owner: various Tax Account ID Number: n/a
Tax Map Parcel Number(s): _____ Tax Map Number: _____
Project: Red Line Corridor Transit Study Agency: Mass Transit Administration
Agency Prepared By: John Milner Associates, Inc.
Preparer's Name: Katherine Larson Farnham Date Prepared: 8/10/2005
Documentation is presented in: Enoch Pratt Free Library Maryland Room vertical files; Hunting Ridge Community Assembly, Hunting Ridge: the Story of a Neighborhood (2001).
Preparer's Eligibility Recommendation: _____ Eligibility recommended ☒ Eligibility not recommended ☐
Criteria: A B C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ☐ yes ☐ Listed: ☐ yes ☐
Site visit by MHT Staff ☐ yes ☒ no ☐ Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

This district is a residential development along the northeast side of Cook's Lane and extending down several side streets, including Briarclift Road, Milyer La., Westpark Way, Lindsay Rd., and Nottingham Rd. The development includes single family homes, duplexes, rowhouses, and three low-rise garden apartment buildings. The neighborhood has modest front lawns, many mature trees, and paved sidewalks along the slightly curved streets. No public or commercial buildings are found within the district.

Colonial Revival brick row and duplex housing is the dominant feature in the neighborhood. These homes are of quality construction and more detailed than the similar housing in adjacent West Hills, across Cook's Lane. Westpark homes are typically two or two-and-one-half stories in height, have full basements, and are faced with red brick. Roofs are asphalt. While all houses are generally two bays wide, there is significant effort to vary facades and make the houses resemble detached homes. Many have attic levels with steeper gable roofs than is usual on this housing type. Attic levels have wooden clapboard siding, and often have full-size gable windows or gabled dormers. Some have quarter-moon gable windows. Facades and roof profiles vary within row and duplex groupings, with some units having side-gabled roofs while other have front-gable roofs. In the case of rows and

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Context lacking
Jim Talbot
Reviewer, Office of Preservation Services

B. Canty
Reviewer, National Register Program

7/26/06
Date

8/7/06
Date

200605766

duplexes located near corners, the end house is usually oriented sideways toward the side street. The façade of these turned end-unit houses is usually two bays wide on the side and three bays wide on the front. Some end houses also have prominent exterior chimneys. Duplex houses are two bays wide and three bays deep, and some have chimneys as well. Within the larger rows, generally groups of five along Cook's Lane, setbacks vary slightly between units to further separate them. Typical architectural details of the houses include brick corner quoins, hexagonal bay windows on the first floor, pedimented entrance surrounds, and pent-roof hoods with brackets over the back doors. Door surrounds include both wooden surrounds with fluted side pilasters and a variety of lintels and pediments above the door, and formstone surrounds with a gable profile. While most houses have stoops, a handful of houses have large front stoops with awnings forming an entry porch.

The small number of single-family homes are found on the 700 and 800 blocks of Nottingham Rd. between Briarcliff and Lindsay Rd., with one house on Westpark Way near the intersection with Nottingham. The houses vary in shape and size and include some newer infill from the 1960s and 1980s. Two houses are noted in tax records as having a "split-foyer" plan.

Between Westpark Way, Lindsay Rd., and Cook's Lane are three garden apartment buildings. These buildings are two stories in height with hipped roofs and a roughly T-shaped footprint with three wings. They are faced mostly with brick, ornamented by corner quoin details. Parts of the facades have stone facing. Each wing is three bays long and two bays wide. Living room windows sometimes have sliding glass doors on the first floor and paired or triple windows on the second floor. The apartment houses have basements, which are accessible on the downhill side of the buildings. Hipped dormer vents project from the roofs in a few places. The overall style of these buildings is a minimalist Colonial Revival. A driveway runs past the apartments from Cook's La. to Lindsay Rd.

Most of this neighborhood was constructed in 1954-1956, with a few houses constructed later as infill. The land was purchased from the Cook family, which had operated a farm "Breisgau" and greenhouses along Cook's Lane. Westpark, Inc., headed by George Miller and William Meyer, built the new development and designed it to include a variety of housing types: single-family, semidetached, row houses, and apartments. The Westpark District is surrounded by slightly newer apartment complexes on the north and south, and to the east is Leakin Park and the older neighborhood of Hunting Ridge. In a sense, the Westpark development was filling in a gap between Hunting Ridge and West Hills, built a few years before Westpark. This is one of many neighborhoods featuring Colonial Revival attached housing that were built in the post-World War II housing boom that transformed outer Baltimore City and spread into Baltimore County. Housing of this type was intended for the working class. Like the larger new rowhouse neighborhoods like West Hills and West Edmondale/Edmondson Heights, the Westpark development imposed an urban house form on suburban neighborhoods, but in doing so made suburbia affordable for the working class.

Of several 1950s rowhouse neighborhoods in the West Baltimore-Catonsville area, Westpark has some of the most architecturally detailed housing. Though the homes were mass-produced, the builders went to greater-than-usual effort to make each attached unit seem more individual. Detailing is of somewhat higher quality in general, and duplex units have good-sized lots, adding to the illusion of the single-family ideal. In terms of integrity, the neighborhood has seen its share of renovations, typically characterized by inappropriate window and door replacements or replacement of wood siding with vinyl or aluminum. Infill buildings are a problem on Nottingham Rd., and the construction of 1960s apartment units adjacent to the district disrupts the setting. Overall, although these buildings are comparatively more distinctive than others of the period, they do not rise to the level of significance needed for them to be recommended eligible. The project as a whole is not particularly cohesive and can easily be mistaken for part of the more generic West Hills subdivision nearby. The Westpark District is recommended not eligible for the NRHP.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

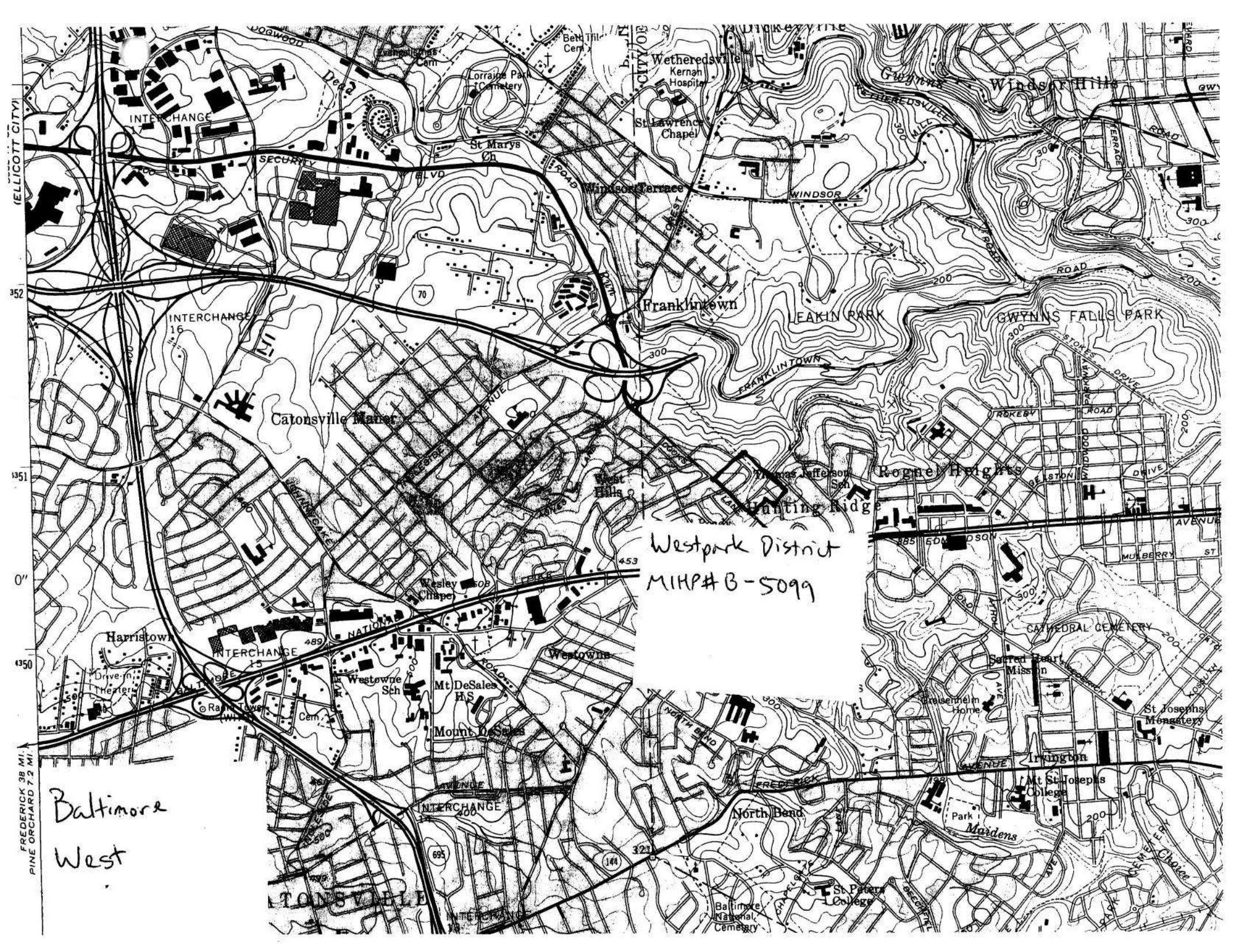
MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date



ELLICOTT CITY
1352
1351
0'
1350
FREDERICK 38 MI.
PINE ORCHARD 7.2 MI.

Baltimore
West

Westpark District
MIHP# B-5099



B 5099

Corner of Briarcliff + Milyer - Westpark District

Baltimore City, MD

Kate Farnham

6/8/2005

MD SHPO

View to W

1 of 5 016

1173



B-5099

Corner of Cook's Lane Briarcliff Rd. Westpark District
Baltimore City, MD

Kate Farnham

6/8/2005

MD SHPS

view is NW

#2 of 5

017

1174



B-5097

4818 Lindsay Rd, Westpark District

Baltimore City, MD

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6/8/2005

MD SHPO

view to W

#3 of 5



B-5099

4815 Lindsay Rd., Westpark District

Baltimore City, MD

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View to SE of typical apartment cluster

#4 of 5

1176



B-509a

4800 612 Westparkway, Westpark District

Baltimore City, MD

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Views to NE of duplexes/single family homes

#5 of 5

213

1170